

Home Again

Program Guidelines – Indiana Housing and Community Development Authority

These guidelines are provided for property owners who are recipients of Indiana Housing and Community Development Authority's (IHCDA) Home Again Program. The intent of this program is to provide property owners with a one-time lump sum, per unit payment in exchange for reducing its allowable Area Median Income rent by 50% to pre-qualified tenants.

If you have questions regarding this information or otherwise need technical assistance, please contact an IHCDA Multi-Family Analyst.

Allocation Method

IHCDA will make available the Home Again Program to eligible property owners within its affordable housing programs. Eligible property owners will receive, in exchange for an affordability agreement, a one-time lump sum supplement to offset the cost of reduced rent for an Elderly-Disabled Tenant Buy Down Program participant. The "buy-down" offered to property owners will be based, in part, on the unit size.

In addition, IHCDA will make available, on a reimbursement basis, funds for accessibility improvements to units that the property owner agrees to make available to participants of the Home Again Program. Reimbursement of accessibility improvements will be based on the needs of the resident as determined by a local Area Agency on Aging, or other case manager. Upon assessment of the participant and an inspection of the desired unit, a list of specific modifications required to make the unit accessible will be submitted to IHCDA and to the property owner by a local Area Agency on Aging, or other case manager. IHCDA will draft an agreement with the property owner and issue funds for accessibility improvements and the lump-sum rental payment.

The "buy-down" amount would only be available for persons whose income is under the 60% AMI. For persons whose income is over 60% AMI, but under 80% AMI, the program would only provide accessibility funds to property owners, and not a "buy-down" amount.

Subsidy Limitations

IHCDA will provided eligible property owners, in exchange for an affordability agreement, a one-time supplement to offset the cost of rent for an eligible tenant whose income is under the 60% AMI, based in part, on the size of unit as follows:

Efficiency Unit	\$3,000
1-Bedroom Unit	\$4,000
2-Bedroom Unit	\$5,000

In addition, IHCDA will make available, on a reimbursement basis, funds for accessibility improvements to units that the property owner agrees to make available to participants of the Home Again Program. Reimbursement of accessibility improvements would be based on the needs of the resident as determined by a local Area Agency on Aging, or other case manager and approved by IHCDA and the property owner.

Example 1:

A nursing home resident in Allen County earning 40% or less of the area median income (AMI) and desiring to live in a two-bedroom unit would pay half of the 40% AMI rent of \$552.

The property owner would receive:

- Reimbursement for the requisite accessibility modifications to the desired unit
- A one-time lump sum "buy-down" payment in the amount of \$5,000
- Monthly rental income of \$276 from the new tenant

Example 2:

A nursing home resident in Allen County, earning more than 60% of the area median income (AMI) and desiring to live in a two-bedroom unit, with a market rate rent of \$650.

The property owner would receive:

- Reimbursement for the requisite accessibility modifications to the desired unit
- Monthly rental income of \$650 from the new tenant

Eligible Properties

IHCDA will determine eligibility of properties in the Home Again Program. To be considered for eligibility, a property owner:

- Must be a recipient of an IHCDA affordable housing program that currently has a deed restriction placed on the property
- Able to demonstrate an annualized vacancy rate during the most recent 3 years of at least 12%
- Must be in good standing with respective mortgage holder(s)
- Must be in good standing with IHCDA

Eligible Tenants

☐ The Division of Aging and the local Area Agency on Aging (AAA) will determine eligibility of tenant participants in the Home Again Program. All participants must be eligible for Medicaid Waiver Services at the time they are referred to the Home Again Program. A team of individuals will be assigned to assist the tenant with the necessary services needed to facilitate the tenant's transition into the program. After completion of transition, the program may provide the tenant with ongoing in-home services, the necessity for which will be determined by the Transition Team and a case manager assigned by the Family and Social Services Administration-Division of Aging FSSA-DS or its contractors. The case manager will meet with the participant at a minimum, on a quarterly basis throughout the time the participant continues in the program, and will review and recommend changes to the appropriate level of services.

Program Provisions

- All units assisted under the Home Again Program are required to participate in Indiana's Affordable Housing Database and search service, and listed under the Special Needs Module, which is available at www.indianahousingnow.org.
- All regulatory requirements listed in the State of Indiana's Qualified Allocation Plan and Compliance Manual must be met, in addition to the requirements of Home Again Program.
- Units partially or fully funded through the use of IHCDA allocated HOME Funds must also meet the following program provisions:
- All regulatory HOME requirements listed in 24 CFR Part 92 must be met. IHCDA is bound to these regulations and may require additional requirements.
- Contractor liability and/or property insurance that includes coverage for work done by contractors is required throughout the construction period.
- Recipients are subject to the HUD requirements of dealing with lead based paint hazards. For an explanation of the regulatory requirements, see IHCDA's HOME Award Manual.
- The housing must meet the accessibility requirements of [24 CFR Part 8](#), which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and covers multifamily dwellings, as defined at [24 CFR Part 100.201](#). It must also meet the design and construction requirements at [24 CFR 100.205](#), and which implement the Federal Fair Housing Act Amendments of 1988 (42 U.S.C. 3601-3619). See [IHCDA's HOME Award Manual](#) for guidance on the regulatory requirements of Section 504 Accessibility Standards.

Units partially or fully funded through the use of IHCD A allocated CDBG Funds must also meet the following program provisions:

- All regulatory CDBG requirements listed in [24 CFR Part 570](#) must be met.
- Recipients of a CDBG award must follow competitive procurement procedures for all costs.
- The housing must meet the accessibility requirements of [24 CFR Part 8](#), which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and covers multifamily dwellings, as defined at [24 CFR 100.201](#). It must also meet the design and construction requirements at [24 CFR 100.205](#), which implement the Federal Fair Housing Act Amendments of 1988 (42 U.S.C. 3601-3619). See [IHCD A's CDBG Award Manual](#) for guidance on the regulatory requirements of Section 504 Accessibility Standards.
- Recipients of a CDBG award are subject to the HUD requirements of dealing with lead-based paint hazards required by [24 CFR Part 35](#). If a risk assessment is required, then all lead-based paint issues must be addressed. See [IHCD A's Implementation Manual](#) for guidance on the regulatory requirements of lead-based paint.

Affordability Requirements

In exchange for a “buy down” payment, the property owner will be required to offer a reduced rent equal to no more than 50% of the Low-Income Housing Tax Credit Program Rent Limit allowed for the tenant based on the individual’s AMI Income level, provided that the individual’s income is under 60% AMI. If a property contains additional IHCD A allocated funding, i.e. HOME, CDBG, and/or Development Funds a.k.a. Low-Income Housing Trust Funds, the property owner would be required to maintain the rent limit based on the lower of the rent levels based on funding type. For example, if a property has both LIHTC and HOME funds, the rent limit would be based on the lower of either the LIHTC or HOME Rent Limit. The property owner will be required to maintain the same reduced AMI rent level for as long as the individual’s household composition remains the same.

Property owners receiving a “buy down” payment and/or reimbursement of accessibility improvements, will be required to sign an affordability agreement that will keep the unit available at the reduced rent level for as long as the tenant resides in the unit, or for a minimum of five (5) years, whichever is longer.

Form of Assistance

IHCD A will provide the funds to the property owner in the form of a grant. Award documents must be executed in order to access funds and may include, but not limited to: award agreement, resolution, and declaration of affordability commitment.